054.0	0002	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,900 / 994,900
					USE VALUE:	994,900 / 994,900
					ASSESSED:	994,900 / 994,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOSTALGIA PROPERTIES LLC
Owner 2:	
Owner 3:	
Street 1:	39 BRIGHTON AVE
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02134 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -
Owner 2:	-
Street 1:	50 GROVE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,364 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1950, having primarily Conc. Block Exterior and 2024 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	13364.000	418,700	1,600	574,600	994,900
Total Card	0.307	418,700	1,600	574,600	994,900
Total Parcel	0.307	418,700	1,600	574,600	994,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.55 | /Parcel: 491.5

Legal Description

User Acct 36320

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 054.0-0002-0003.A

!4396!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	398,600	1600	13,364.	574,600	974,800	974,800	Year End Roll	12/18/2019
2019	111	FV	355,800	1600	13,364.	574,600	932,000	932,000	Year End Roll	1/3/2019
2018	111	FV	355,800	1600	13,364.	385,800	743,200	743,200	Year End Roll	12/20/2017
2017	111	FV	335,300	1600	13,364.	369,400	706,300	706,300	Year End Roll	1/3/2017
2016	111	FV	335,300	1600	13,364.	336,600	673,500	673,500	Year End	1/4/2016
2015	111	FV	304,400	1700	13,364.	270,900	577,000	577,000	Year End Roll	12/11/2014
2014	111	FV	304,400	1700	13,364.	242,200	548,300	548,300	Year End Roll	12/16/2013
2013	111	FV	304,400	1700	13,364.	229,900	536,000	536,000		12/13/2012

PRINT

Date	Time
12/10/20	19:25:17

LAST REV

Date	Time
07/19/19	11:08:15

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4396

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ELBRIDG	1394-36		12/20/2010	Mult Lots	41,200,000	No	No		
	10938-334		9/24/1965			No	No		N

USER DEFINED

Prior Id # 1:	36320
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/11/2016	I & E Return	EMK	Ellen K
2/19/2009	Measured	197	PATRIOT
11/10/2000	Hearing N/C		
4/25/2000	Measured	197	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		13364		Sq. Ft.	Site		0	70.	0.61	11									574,647						574,600	

Total AC/HA: 0.30680 | Total SF/SM: 13364 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 574,647 | Spl Credit | Total: 574,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	1 - 1 Story		
(Liv) Units:	4	Total:	4
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16877460
Const Adj.:	0.95069706
Adj $ / SQ:	155.561
Other Features:	194500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606793
Depreciation:	188106
Depreciated Total:	418687

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 8		Baths: 4					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	2	M
Totals			
4	16	8	

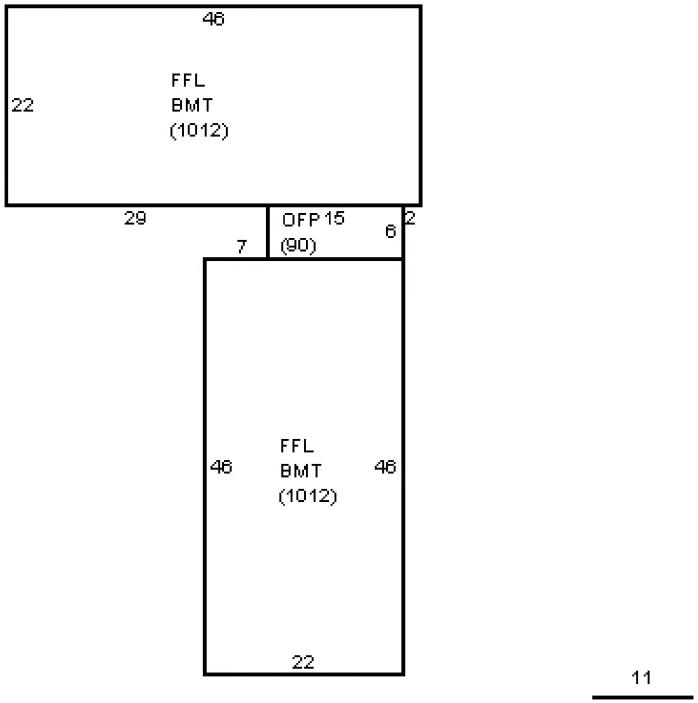
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	155.56
Special Features:	0	Val/Su Net:	101.18
Final Total:	418700	Val/Su SzAd	206.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,024	46.670	94,457
FFL	First Floor	2,024	155.560	314,856
OFP	Open Porch	90	33.120	2,980
Net Sketched Area:		4,138	Total:	412,293
Size Ad	2024	Gross Are	4138	FinArea 2024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 054.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	600	A	AV	1975	4.00	T	35.2	111			1,600			1,600

More: N | Total Yard Items: 1,600 | Total Special Featues: | Total: 1,600

IMAGE

AssessPro Patriot Properties, Inc